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# ventura county general plan

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LAND USE ELEMENT  
OF THE  
VENTURA COUNY GENERAL PLAN

Ventura County Planning Division  
RESOURCE MANAGEMENT AGENCY

Adopted by the  
Ventura County Board of Supervisors  
on  
April 17, 1984

Amended December 10, 1985  
Amended December 9, 1986  
Amended December 16, 1986  
Amended June 16, 1987  
Amended July 14, 1987





1984

DECISION-MAKERS AND CONTRIBUTORS

VENTURA COUNTY BOARD OF SUPERVISORS

Susan K. Lacey, Chair	First District
Edwin A. Jones	Second District
Maggie Erickson	Third District
James R. Dougherty	Fourth District
John K. Flynn	Fifth District

VENTURA COUNTY PLANNING COMMISSION

Vincent Ordonez, Jr., Chair  
Toni Hagopian  
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Thomas E. Malley, Jr.  
Laura Newman

VENTURA COUNTY RESOURCE MANAGEMENT AGENCY  
PLANNING DIVISION


Victor R. Husbands, Agency Director  
Dennis Davis, AICP, Manager, Planning Division  
Bruce Smith, Senior Planner  
Gene Kjellberg, Associate Planner

TYPING

Ventura County Word Processing Center

GRAPHICS

Kay Clark, Carlos Mendoza, Tom Neal



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## COUNTY OF VENTURA GENERAL PLAN

### LAND USE ELEMENT

#### I. INTRODUCTION

##### A. AUTHORITY AND PURPOSE

Authorization for the Land Use Element of the General Plan is derived from California Planning and Zoning Law (Section 65302(a) of the Government Code). This law requires adoption of comprehensive, long range general plans for the physical development of cities and counties and describes various elements that must and may be included. The elements that are required by law (as of 1984) include: land use, circulation, open space, conservation, housing, seismic safety, noise, scenic highways, and safety. Others, such as a recreation element, may be added according to the special needs of the city or county.

The purpose of the County's General Plan and its Land Use Element, is to set policies to guide future growth and development in a manner consistent with State legal mandates and requirements, and the goals and quality of life desired by Ventura County citizens. The policies of the General Plan become the basis for all decisions related to the use of land and the future expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, the review of capital improvement programs, the development of housing and redevelopment programs, and other programs related to land use.

##### B. PREPARATION AND REVISION

The Ventura County General Plan, as a collection of numerous elements, has undergone many public hearings before the Planning Commission and the Board of Supervisors. The public hearing process and other means of citizen input are important steps in formulating basic goals and objectives. The General Plan expresses the type of physical and social environment sought by the citizens of the unincorporated areas of the county, and provides technical knowledge about the County's resources and environmental constraints so that development may be directed in an orderly manner.

The General Plan should not be considered the end product of planning, but rather a framework for future and more detailed efforts. To remain relevant and responsive to a growing and changing community, the General Plan should be updated at least every three to five years. In addition to countywide updates of the Plan, property owners may initiate property specific General Plan amendments. By State law, amendments to the General Plan can be made up to four times each calendar year.





## II. FORM AND CONTENT

### A. OVERVIEW

The Land Use Element is the most important part of the General Plan. It provides standards and criteria that guide land use decisions in the County. The Land Use Element has four basic parts:

1. The Land Use Element reference text and map (this document);
2. The Open Space Element (text and map);
3. The area plans (text and maps); and
4. Waste Treatment/Disposal Facilities Component (map).

The Open Space Element specifies general land use designations countywide and exclusively controls land use density and intensity on unincorporated lands lying outside area plan boundaries and outside incorporated cities.

The area plans consist of text(s) and map(s) that provide specific policy guidance and more precise land use designations for limited geographic areas.

Proposed subdivisions of land, or the development of land to a residential use, at a density which exceeds that designated by the Land Use Element shall be considered consistent with the General Plan when the development will provide affordable or elderly housing and meet all of the standards and regulations set forth in Article 16 of the Ventura County Zoning Ordinance.

The Waste Treatment/Disposal Facilities Component of the Land Use Element depicts existing and proposed (designated) solid and liquid waste treatment/disposal facilities in the County. These facilities are divided into the following categories: sewage treatment facilities (excluding septic systems); off-site waste treatment facilities; waste disposal sites; and off-site transfer/storage facilities.

### B. LAND USE ELEMENT

The primary purpose of this text is to describe the contents of the Land Use Element.

The attached Land Use Element Reference Map indicates the boundaries of the various area plans and the incorporated city boundaries.

In order to determine the appropriate Land Use Element designation(s) for a particular parcel of land, it is necessary to:

1. Consult the Land Use Element Reference Map.
2. Consult the Open Space Element.
3. Consult an area plan, if applicable.



C. OPEN SPACE ELEMENT

The Open Space Element, besides meeting the requirements of the State Government Code for open space lands, specifies general land use designations Countywide. Furthermore, the Open Space Element text and map also functions as the Land Use Element for unincorporated areas of Ventura County not covered by an adopted area plan or within an incorporated city. In the event that the Open Space Element differs with an area plan, the more restrictive designation/policy applies.

D. AREA PLANS

The area plans are an important part of the Land Use Element. The area plans consist of text(s) and map(s), and contain most of the operative land use policies for specific areas of the County. The area plan texts generally include specific goals, objectives, policies and programs guiding land use decisions within the various geographic areas. The relationship of these land use statements is as follows:

Goals are general statements formulated in light of identified issues and problems. Objectives are specific statements denoting measurable ends to be reached or achieved in the pursuit of goals. Policies are definitive guidelines intended to shape the day-to-day decisions and actions so as to achieve the stated goals and objectives of the Plan. Programs are similar to policies except they represent the commitment of specific efforts and resources in an organized manner so as to accomplish the intended objectives.

The area plan maps feature different scales depending on the size of the geographic area involved. Land use designations are generally shown in greater detail than on the Open Space Element map that depicts countywide information. In the event that an area plan differs with the Open Space Element, the more restrictive designation/policy applies.

E. WASTE FACILITIES

The Solid and Liquid Waste Facilities component of the Land Use Element: 1) satisfies the requirement of California Government Code Section 65302(a) for the designation of solid and liquid waste disposal facilities in the Land Use Element of the General Plan, 2) satisfies state policy described in Section 66780(b) indicating that County Solid Waste Management Plans be consistent with General Plans, and 3) provides, in part, the means necessary for determining consistency between proposed facilities and the General Plan required by Government Code Sections 66796.32(c) and 66796.41(a) relative to the issuance of Solid Waste Facilities Permits.

Sewage treatment facilities (excluding septic systems), off-site waste treatment facilities, waste disposal sites, and off-site transfer/storage facilities shall be deemed consistent with the General Plan only if they are designated on the Waste Facilities Map. On-site waste treatment and storage facilities shall be deemed consistent with the Land Use Element (Open Space Element and Area Plans).





Definitions: On-site facilities - Those facilities whose wastes are generated, treated, and stored on-site (within a given land use permit boundary).

Off-site facilities - Those treatment, disposal and transfer/storage facilities which receive solid and/or liquid wastes from other sites.

JE:j/D222





### III. INTERPRETATION

#### A. ROLE OF PLANNING DIRECTOR

Although every effort has been made to clarify written policies and land use designations, the necessity of interpreting such policies and designations in light of specific and often unusual cases will occur from time to time. When such interpretations are necessary, the Planning Director is charged with the responsibility for the review and interpretation of the General Plan's policies and land use designations (with right of appeal to the Planning Commission and the Board of Supervisors). Should the need for interpretation arise, the Planning Division staff should be consulted and the matter will be referred to the Planning Director for an official determination where necessary.

#### B. MAP LIMITATIONS

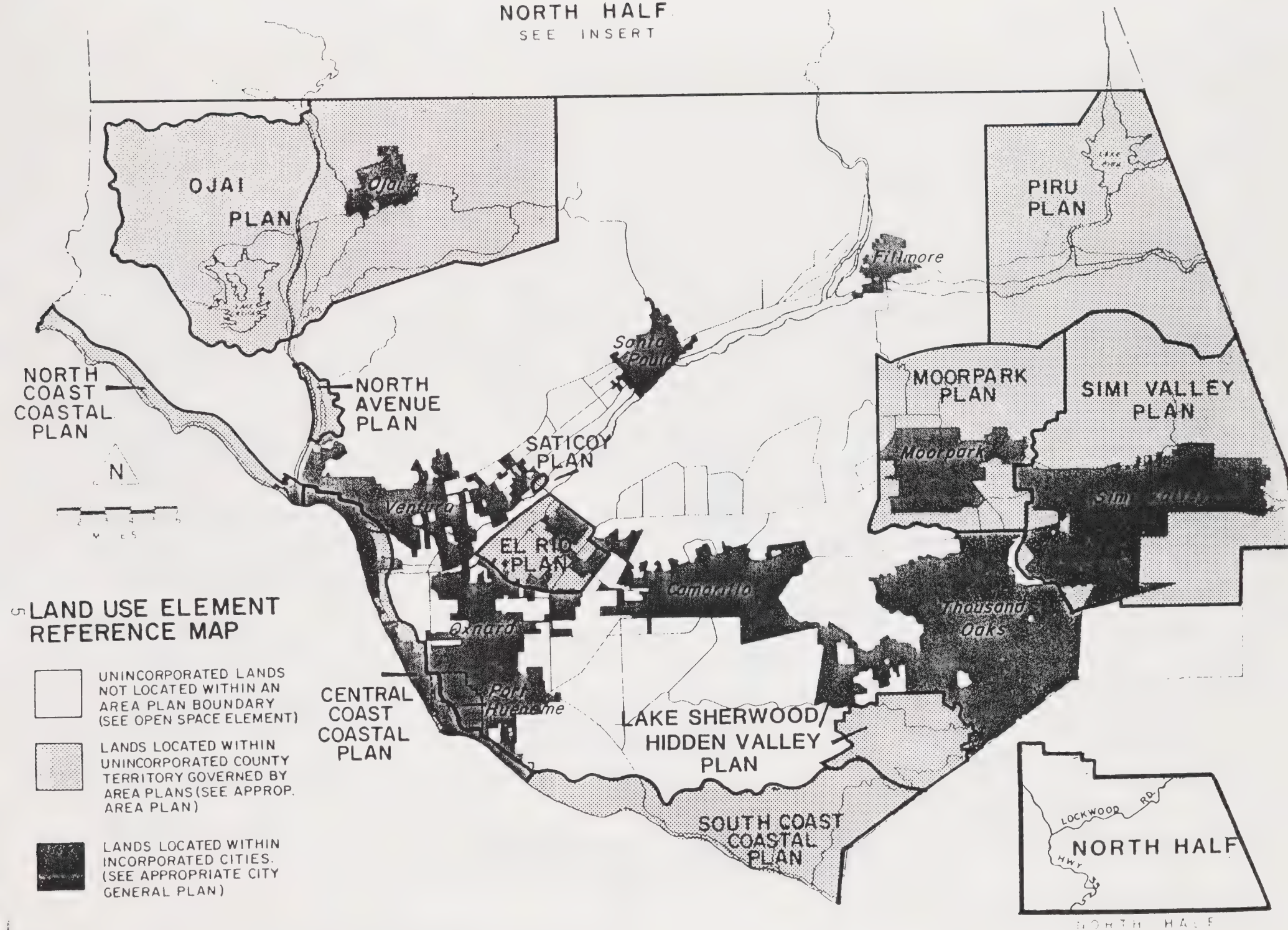
Because of the scale of the Open Space Element map and area plan maps, it is not always possible to show boundaries of land use designations precise enough to exactly represent property lines or geographic features. In cases where the precise location on the ground of map lines or boundaries is uncertain, the Planning Director is authorized to resolve the uncertainty. The lines or boundaries should follow natural or man-made boundaries. Where the scheme of the map in the immediate area in question is to follow a certain type of natural or man-made boundary, the uncertainty should be resolved consistently with that scheme. The following list contains examples of natural or man-made boundaries:

1. water courses
2. ridge lines
3. toes of slopes
4. lines marking changes in vegetation
5. lines marking changes in slope
6. parcel boundaries
7. roads
8. rail lines
9. utility corridors
10. lines separating different land uses
11. lines marking the separation between a group of large lots from a group of small lots.
12. lines marking features or designations referenced in the definitions and criteria of the various land use categories.

KD:j



NORTH HALF  
SEE INSERT



VENTURA COUNTY GENERAL PLAN





● SEWAGE TREATMENT FACILITIES:

1. Camarillo
2. Camrosa
3. East Valley Substation
4. Fillmore
5. Montalvo
6. Moorpark
7. Myeland Acres
8. Ojai Valley
9. Oxnard
10. Piru
11. Santa Paula
12. Saticoy
13. Simi Valley
14. Thomas Aquinas College
15. Thousand Oaks Hill Canyon
16. Thousand Oaks Olsen Road
17. Ventura

■ OFF-SITE WASTE TREATMENT FACILITIES:

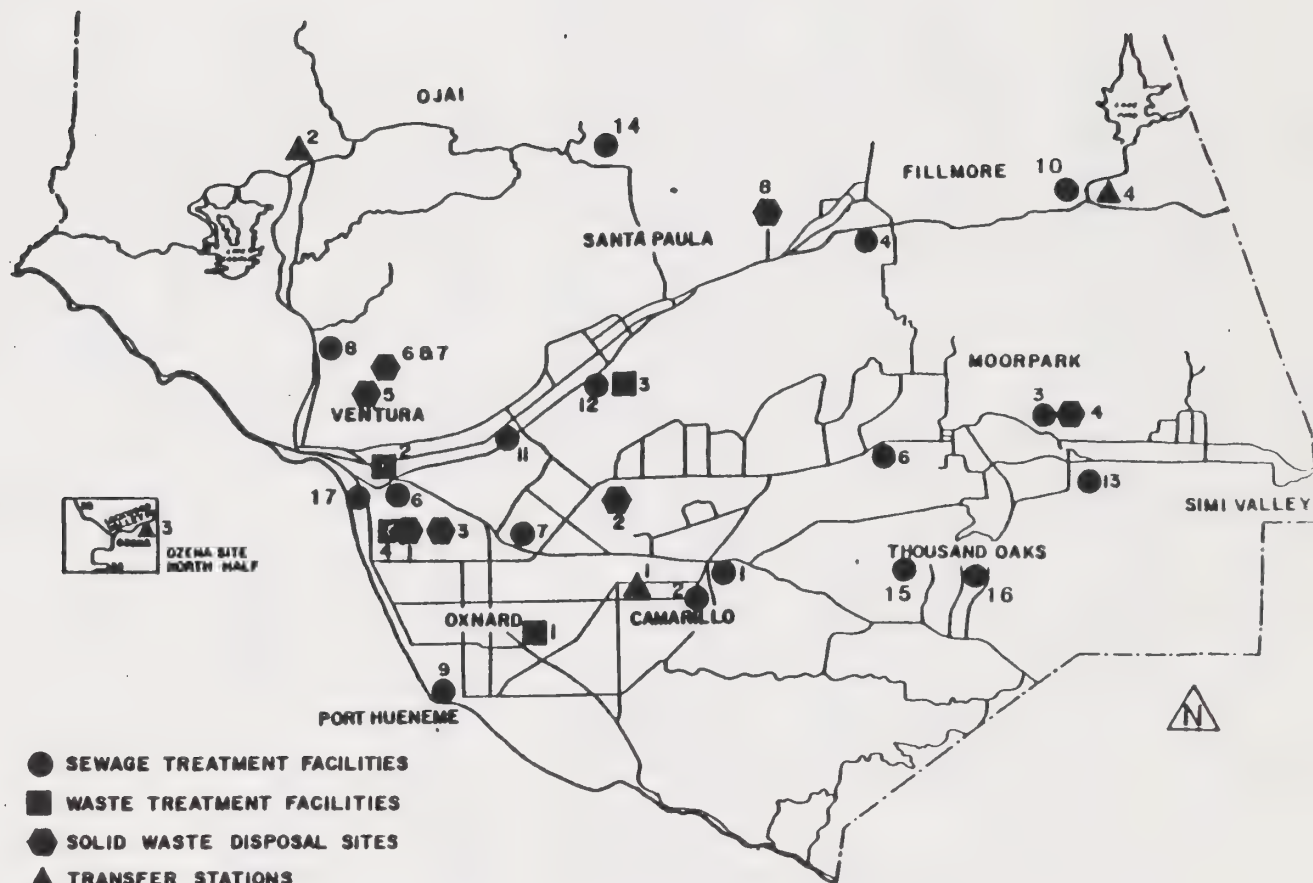
1. Chevron Oil Field Brine Processing Facility
2. Montalvo Liquid Waste Treatment Facility #1
3. Santa Clara Wastewater Company
4. VenVirotek's Chemfix Processing Facility

◆ WASTE DISPOSAL SITES:

1. Bailard Landfill
2. Beardsley Landfill
3. Coastal Landfill
4. Simi Valley Landfill
5. Texaco Site "A" (Oilfield waste - School Canyon)
6. Texaco Site "B" (Oilfield waste - Hall Canyon)
7. Texaco Site "C" (Refuse - Hall Canyon)
8. Toland Road Landfill

▲ OFF-SITE TRANSFER/STORAGE FACILITIES:

1. Camarillo
2. Ojai
3. Ozena
4. Piru



# WASTE FACILITIES





RESOLUTION NO. 222

A RESOLUTION OF THE BOARD OF SUPERVISORS  
ADOPTING GENERAL PLAN AMENDMENT NO. GPA 84-1 TO THE  
VENTURA COUNTY GENERAL PLAN

WHEREAS, legally noticed public hearings on this matter were held by the Board of Supervisors at Ventura, California on April 10, 1984 and April 17, 1984, and

WHEREAS, the Board has considered the concerns and recommendations expressed by the public and other agencies, as well as County staff and the Planning Commission; and

WHEREAS, the Board has found that General Plan Amendment No. GPA 84-1 could have a significant effect on the environment and that the final Environmental Impact Reports for General Plan Amendment 82-3, General Plan Amendment 83-1, Tentative Tract Map No. 3209, and the City of San Buenaventura's North Avenue Plan (EIR No. 961), have been prepared and certified pursuant to Section 15088 of the State EIR Guidelines and used as the environmental documents for General Plan Amendment No. GPA 84-1; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Ventura County hereby orders the following actions pursuant to the amendment of the Land Use Element and Open Space Element of the Ventura County General Plan:

LAND USE ELEMENT REFERENCE TEXT AND MAP COMPONENT:

That the REPEAL of the "1985 General Plan" (Countywide Land Use Element), and ADOPTION of the "Land Use Element" (Reference Text and Map), be APPROVED.

NORTH VENTURA AVENUE AREA PLAN COMPONENT:

That the REPEAL of the "Ventura Avenue Area Plan" and the ADOPTION of the "North Ventura Avenue Area Plan," be APPROVED.

OXNARD BEACH DEVELOPMENT PLAN COMPONENT:

That the REPEAL of the "Oxnard Beach Development Plan," be APPROVED.

LOCAL COASTAL PROGRAM - LAND USE PLAN TEXT COMPONENT:

That the AMENDMENT of the Local Coastal Program - Land Use Plan text for the South Coast Sub Area, be APPROVED.

RANCHO MATILIJA COMPONENT:

That the AMENDMENT of the Open Space and Land Use Elements (Rancho Matilija), be APPROVED.



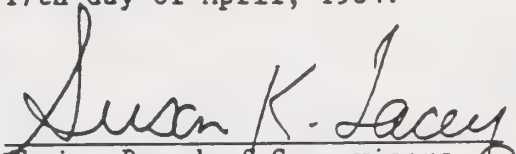
LEISURE HILLS PROPERTIES COMPONENT:

That the AMENDMENT of the Open Space and Land Use Elements (Leisure Hills Properties), be DENIED.

BE IT FURTHER RESOLVED, that the Board of Supervisors of Ventura County acknowledges that the following area plans (a part of the Land Use Element of the General Plan), continue to be operative, as of this date:

1. Piru Area Plan (adopted November 19, 1963, and subsequently amended);
2. Saticoy Community Plan (adopted September 21, 1967);
3. North Half Plans (Phase I adopted July 13, 1971 and Phase II adopted February 20, 1973);
4. Ojai Valley Area Plan (adopted August 14, 1979, and subsequently amended);
5. Moorpark Community Plan (adopted December 18, 1979, and subsequently amended);
6. Local Coastal Program - Land Use Plan (adopted November 18, 1980), and subsequently amended;
7. El Rio Area Plan (adopted November 25, 1980 and subsequently amended); and
8. Simi Valley General Plan (adopted September 15, 1981).

Upon motion of Supervisor Jones, seconded by Supervisor Erickson duly carried; the foregoing Resolution is approved on this 17th day of April, 1984.

  
Chair, Board of Supervisors

ATTEST:

RICHARD D. DEAN, County Clerk  
County of Ventura, State of  
California and Ex-Officio Clerk of  
the Board of Supervisors, thereof

by:

  
Deputy Clerk



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A RESOLUTION OF THE BOARD OF SUPERVISORS  
ADOPTING GENERAL PLAN AMENDMENT NO. 85-4  
TO THE VENTURA COUNTY GENERAL PLAN

Item 10a-12/10/85



The following paragraph shall be added to the Land Use Element of the General Plan, page 2, as the fourth paragraph:

Proposed subdivisions of land, or the development of land to a residential use, at a density which exceeds that designated by the Land Use Element shall be considered consistent with the General Plan when the development will provide affordable or elderly housing and meet all of the standards and regulations set forth in Article 16 of the Ventura County Zoning Ordinance.

BSK8510G-KD

EXHIBIT "A"





RESOLUTION NO. 222

A RESOLUTION OF THE BOARD OF SUPERVISORS  
ADOPTING GENERAL PLAN AMENDMENT NO. GPA 86-2 TO THE  
VENTURA COUNTY GENERAL PLAN

WHEREAS, a legally noticed public hearing on this matter was held by the Board of Supervisors at Ventura, California on December 9, 1986; and

WHEREAS, the Board has considered the concerns and recommendations expressed by the public and other agencies, as well as County staff and the Planning Commission; and

WHEREAS, the Board has found that General Plan Amendment No. GPA 86-2 would not have a significant effect on the environment and that a Negative Declaration has been prepared and certified pursuant to Section 15088 of the State EIR Guidelines;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Ventura hereby orders the following actions pursuant to the amendment of the Land Use, Conservation, and Open Space Elements of the Ventura County General Plan:

That the DELETION of the existing North Half Plan from the Land Use Element (Reference Text and Map), be APPROVED.

That the AMENDMENT of the Conservation and Open Space Elements as described in Exhibits "3" and "4" of the Board transmittal dated December 9, 1986 (North Half) be APPROVED.

BE IT FURTHER RESOLVED, that the Board of Supervisors of Ventura County acknowledges that the following Area Plans (a part of the Land Use Element of the General Plan), continue to be operative, as of this date:

1. Piru Area Plan
2. Saticoy Community Plan
3. Ojai Valley Area Plan
4. Moorpark Community Plan
5. Local Coastal Program - Land Use Plan
6. El Rio Area Plan
7. Simi Valley General Plan
8. North Avenue Area Plan



Upon motion of Supervisor Erickson, seconded by Supervisor Lacy, duly carried; the foregoing Resolution is approved on this 9th day of December 1986. With Supervisors Jones and Flynn absent.

James E. Erickson  
Chair, Board of Supervisors

ATTEST:

RICHARD D. DEAN, County Clerk,  
County of Ventura, State of  
California and Ex-Officio Clerk  
of the Board of Supervisors, thereof

By Ray Hillard  
Deputy Clerk



BSK864A-LK

Item 6A  
12-9-86





A RESOLUTION OF THE BOARD OF SUPERVISORS  
ADOPTING GENERAL PLAN AMENDMENT 86-4  
TO THE VENTURA COUNTY GENERAL PLAN  
(Piru Component)

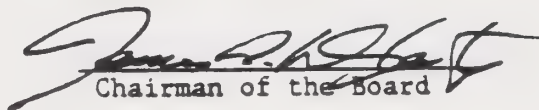
WHEREAS, a legal public hearing on this matter was held by the Board of Supervisors at Ventura, California on December 16, 1986; and

WHEREAS, the Board has considered all written and oral testimony and exhibits, as well as the recommendations of County staff and the Planning Commission; and

WHEREAS, the Board has found that the Piru Component of General Plan Amendment 86-4 will not have a significant effect on the environment, and certifies that the Negative Declaration prepared for the project was prepared pursuant to the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Ventura County hereby adopts the Piru Component of General Plan Amendment 86-4.

Upon motion of Supervisor Erickson, seconded by Supervisor Lynn, duly carried; the foregoing resolution is APPROVED on this 16<sup>th</sup> day of December, 1986.

  
Chairman of the Board

ATTEST:

RICHARD D. DEAN, County Clerk  
County of Ventura, State of  
California and Ex-Officio Clerk  
of the Board of Supervisors  
thereof.

By Lynn Willard  
Deputy Clerk



BSK866B-DH

*Item 94*



A RESOLUTION OF THE BOARD OF SUPERVISORS  
ADOPTING GENERAL PLAN AMENDMENT 86-4  
TO THE VENTURA COUNTY GENERAL PLAN  
(Piru Component)

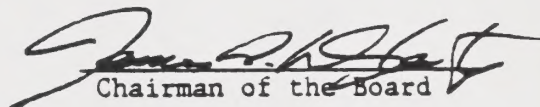
WHEREAS, a legal public hearing on this matter was held by the Board of Supervisors at Ventura, California on December 16, 1986; and

WHEREAS, the Board has considered all written and oral testimony and exhibits, as well as the recommendations of County staff and the Planning Commission; and

WHEREAS, the Board has found that the Piru Component of General Plan Amendment 86-4 will not have a significant effect on the environment, and certifies that the Negative Declaration prepared for the project was prepared pursuant to the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Ventura County hereby adopts the Piru Component of General Plan Amendment 86-4.

Upon motion of Supervisor Erickson, seconded by Supervisor Almon, duly carried; the foregoing resolution is APPROVED on this 16<sup>th</sup> day of December, 1986.

  
Chairman of the Board

ATTEST:

RICHARD D. DEAN, County Clerk  
County of Ventura, State of  
California and Ex-Officio Clerk  
of the Board of Supervisors  
thereof.

By Ray Willard  
Deputy Clerk



BSK866B-DH

*Item 92*



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